

055.0
test PDF Combine only0002
Map0030.A
Block

Lot

2 of 2
1

Commercial

ARLINGTON

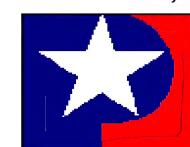
APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
57,200 / 876,300
57,200 / 876,300
57,200 / 876,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
66		DUDLEY ST, ARLINGTON	
OWNERSHIP			
Owner 1: CASTELLUCCIO R/LORUSSO S			
Owner 2: TRS/THE S & R REALTY TRUST			
Owner 3:			
Street 1: 10 MANHATTAN DRIVE			
Street 2:			
Twn/City: BURLINGTON			
St/Prov: MA	Cntry:	Own Occ:	Y
Postal: 01803		Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	0.000	51,300	5,900		57,200	
Total Card	0.000	51,300	5,900		57,200	Entered Lot Size
Total Parcel	0.338	267,000	5,900	603,400	876,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	71.50	/Parcel: 416.29	Land Unit Type:


Patriot
Properties Inc.

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .338 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1821, having primarily Asphalt Exterior and 800 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		0	0 Sq. Ft.	Site			0	0.	0.00	11																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 013 Res. / Comm.

Prime NB Desc: ARLINGTON

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

055.0
test PDF Combine only0002
Map0030.A
Block

Lot

2 of 2
3Commercial
CARD

ARLINGTON

APPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
57,200 / 876,300
57,200 / 876,300
57,200 / 876,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
66		DUDLEY ST, ARLINGTON	
OWNERSHIP			
Owner 1: CASTELLUCCIO R/LORUSSO S			
Owner 2: TRS/THE S & R REALTY TRUST			
Owner 3:			
Street 1: 10 MANHATTAN DRIVE			
Street 2:			
Twn/City: BURLINGTON			
St/Prov: MA	Cntry:	Own Occ:	Y
Postal: 01803		Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
340	0.000	51,300	5,900		57,200	
Total Card	0.000	51,300	5,900		57,200	Entered Lot Size
Total Parcel	0.338	267,000	5,900	603,400	876,300	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	71.50	/Parcel: 416.29	Land Unit Type:

User Acct	36954
GIS Ref	
GIS Ref	
Insp Date	10/02/18
Patriot Properties Inc.	

USER DEFINED

Prior Id # 1:	36954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .338 Sq. Ft. of land mainly classified as Res. / Comm. with a Office Building built about 1821, having primarily Asphalt Exterior and 800 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
10/20/18	MEAS&NOTICE	PH	Patrick H
5/2/2000	Meas/Inspect	197	PATRIOT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		0	0 Sq. Ft.	Site			0	0.	0.00	11																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 013 Res. / Comm.

Prime NB Desc: ARLINGTON

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

test PDF - Combine only

Type:	71 - Office
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 2
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	11 - Asphalt
Sec Wall:	2 - Clapboard 5%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1821
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	12
Prim Int Wal	8 - Plyw Panel
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	7 - Unit Heaters
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	17X21	A	AV	1950	27.50	T	40	340			5,900			5,900

BATH FEATURES

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 0	BRs: 0
	Baths:	HB

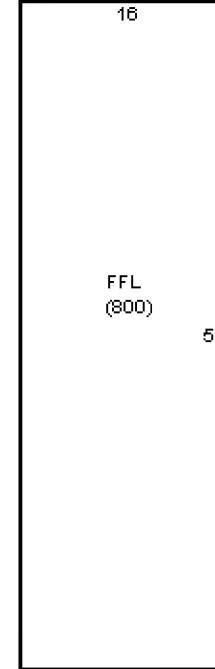
OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Fpl:	Rating:
WSFlue:	Rating:

COMMENTS

SAL & ROBERT'S LANDSCAPING.

4

SKETCH

7

4

More: N Total Yard Items: 5,900 Total Special Features:

Total: 5,900

SUB AREA DETAIL

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	800	114.120	91,300					
SUB AREA									
SUB AREA DETAIL									

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:
Owner 1: CASTELLUCCIO R/LORUSSO S
Owner 2: TRS/THE S & R REALTY TRUST
Owner 3:

Street 1: 10 MANHATTAN DRIVE

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 01803 Type:

PREVIOUS OWNER

Owner 1: CHIDLAW ROBERT -
Owner 2: -

Street 1: 11 CRUSADE ROAD

Twn/City: WESTFORD

St/Prov: MA Cntry

Postal: 01886

NARRATIVE DESCRIPTION

This parcel contains .338 Sq. Ft. of land mainly classified as Res. / Comm. with a Old Style Building built about 1820, having primarily Asbestos Exterior and 1305 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14732	Sq. Ft.	Site		0	70.	0.59	11										603,368	340	38				603,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9133.840	215,700		374,108	589,808		36954
340	5598.160			229,292	229,292		GIS Ref
							GIS Ref
							Insp Date
							10/02/18



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	36954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	00:35:41
LAST REV Date	Time
10/09/18	11:08:06
apro	
4453	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	013	FV	267,000	5900	14,732.	603,400	876,300		Year end	12/23/2021
2021	013	FV	260,500	5900	14,732.	603,400	869,800		Year End Roll	12/10/2020
2020	013	FV	260,800	5900	14,732.	603,400	870,100	870,100	Year End Roll	12/18/2019
2019	013	FV	227,200	5900	14,732.	603,400	836,500	836,500	Year End Roll	1/3/2019
2018	013	FV	227,200	5900	14,732.	405,100	638,200	638,200	Year End Roll	12/20/2017
2017	013	FV	227,200	5900	14,732.	387,900	621,000	621,000	Year End Roll	1/3/2017
2016	013	FV	227,200	5900	14,732.	353,400	586,500	586,500	Year End	1/4/2016
2015	013	FV	209,500	5900	14,732.	284,400	499,800	499,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIDLAW ROBERT	1290-4		9/1/2004		516,000	No	No		
HILFERTY RUTHE	1199-148		1/19/1999	Convenience	230,000	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/1995	27	Manual	4,800					REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/19/2016	I & E Return	EMK	Ellen K
3/13/2009	Measured	197	PATRIOT
5/2/2000	Measured	197	PATRIOT
12/1/1983		SL	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

